

- The project would not have a more significant environmental effect than would an equivalent non-clustered development.

The clustering proposed by The Bridges allows for the protection of steep slopes and riparian area associated with Escondido Creek. The portion of the Specific Plan proposed for development is currently dedicated open space for biological resources, however, vacation of the open space to allow development would not be considered significant because more and higher quality habitat is proposed to be preserved as mitigation. Such a relocation of this easement was contemplated in the 1986 approval which established the easement.

- The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

The proposed additional five units do not exceed the number of units permitted by the adopted Specific Plan. The Villas area was allowed 64 units and used only 60 and two of the Estate Lots were used for one unit, which provides for the five units proposed at the current open space area.

Driving Range Expansion Area

The 15-acre driving range expansion area is within the Estate Development Area (EDA) Regional Category and the Environmentally Constrained Area (ECA) Regional Category. ECA include floodplains, areas containing rare and endangered plant and animal species, etc. Development of these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts. Development guidelines for land within this Regional Category that are relevant to this project are as follows:

- Uses and densities will be those permitted by the applicable community plan map, the County Zoning Ordinance, and the Groundwater Policy.

See below for compliance with the San Dieguito Community Plan.

- The resource agency responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.

The portion of the driving range expansion area that is within the ECA follows the alignment of Escondido Creek along the northwesterly boundary of the project area. The creek and the steep canyon slopes have been identified as a Resource Conservation Area. All of the sensitive areas within this ECA will be preserved within dedicated open space easements.

The EDA policy was discussed above under “The Bridges Specific Plan”. The proposed expansion of the driving range is a use that is typically found Estate Development areas throughout San Diego County.

Santa Fe Creek Specific Plan

The Santa Fe Creek Specific Plan is within the EDA Regional Category and the ECA Regional Category, however, development proposed by this project within Santa Fe Creek Specific Plan will take place only within the EDA Regional Category.

Portions of five lots located on the west end of this Specific Plan are proposed to be part of the driving range associated with The Bridge golf course. The portions of these lots to be used as driving range are currently subject to two different open space easements. Open Space Easement “A” (3.65 acres) is currently a brush management area and grading in this area for the driving range is considered impact neutral. Open Space Easement “B” (0.3 acres) protects biological resources and impacts will be mitigated by purchase of off-site habitat. These open space easements are proposed to be replaced by a Recreational Open Space Easement. A golf course use is fairly common within the EDA.

2. Community Plan

The Bridges Specific Plan

The project proposes to amend The Bridges Specific Plan to change an area of about 8.46 acres from existing open space use to residential use. The existing specific plan provides for 205 dwelling units and this project does not propose to exceed this limit. The project site is subject to the (17) Estate Residential and (24) Impacts Sensitive Land Use Designations of the San Dieguito Community Plan. Policy 3.4 of the Regional Land Use Element provides for the project to move forward without the need to revisit the density calculations made when the Specific Plan was originally approved in 1986.

The proposed additional five units do not exceed the number of units permitted by the adopted Specific Plan. The Villas area was allowed 64 units and used only 60 and two of the Estate Lots were used for one unit, which provides for the five units proposed at the current open space area.

Driving Range Expansion Area

The driving range expansion area is subject to the (17) Estate Residential and (24) Impact Sensitive Land Use Designation of the San Dieguito Community Plan. The proposed recreational use is typically allowed and is considered compatible with these two land use designations.

Santa Fe Creek Specific Plan

The Santa Fe Creek Specific Plan is subject to the (21) Specific Plan Area Land Use Designation of the San Dieguito Community Plan. The community plan text sets forth general guidelines for the development of the specific plan. It requires the protection of the valuable resources associated with Escondido Creek. As indicated above, these resources are delineated at the plan level by the ECA Regional Category. The portion of the Santa Fe Creek Specific Plan that is proposed to accommodate the expansion of The Bridges Golf Course driving range is not within the ECA. Contour grading and landscaping for the driving range will be compatible with the natural character of Escondido Creek.

3. Specific Plans

The Bridges (SPA 01-004)

The Bridges (Canyon Creek) Specific Plan was adopted in 1986. The purpose of the Specific Plan is to develop the 445-acre site into an 18-hole golf course and country club with 205 residential units. These units include 141 estate lots and 64 “villa lots”. In addition, the specific plan preserves the open space character of the Escondido Creek area. The residential lots vary in size from 7,800 square foot “villa lots” on up to over three-acre Estate Lots. Development of the Specific Plan has been moving forward for a number of years and it is approaching completion. Development of the villas area resulted in only 60 residences instead of 64. One of the residences in the estate lot area took two lots. As it currently stands the specific plan would reach build-out with 200 units rather than 205 that are allowed.

In the northwest corner of the Specific Plan is an area of 9.02 acres (8.27 of Diegan Coastal sage scrub), that is within a biological open space easement. During the process of adopting the specific plan in 1986, this area was considered to be biologically sensitive. Since that time, the value of this open space area has declined. The applicants have proposed to change the designation within the specific plan from "Open Space" to "Estate Residential" and to replace the biological open space with 33.08 acres at the nearby Alamere property. Five units that have not been used would be developed at this location. This area becomes an extension northward of the existing Unit 6. Other parts of the project that do not require a specific plan amendment are the emergency access road that connects to areas to the west of Unit 6 and an expansion of the golf course driving range.

Evidence that this open space was not considered to have very high value as habitat is found in the original EIR from 1986, which indicates that the easement area could be vacated at a later date in exchange for another easement in a more sensitive area as follows: "Upon such time as the Director of the Department of Planning and Land Use and the applicant agree upon a suitable alternative native landscape with the same balance of sensitive biological species as is contained on the subject property, and the applicant provides a dedicated Open Space Easement, the Board of Supervisors may vacate the easement north of Escondido Creek in exchange for the new easement." Such an exchange is proposed as part of this project and the location and extent of the replacement open space has been approved by the Wildlife Agencies. The existing open space is isolated by development and the new open space will be part of a large contiguous core area. Finally, it should be noted that during the preparation of the current Biological Resources Technical Study and associated site surveys, sensitive resources specified in the easement (California gnatcatcher and Adder's tongue fern) were not detected on the site.

Although this open space area has diminished in value regarding the protection of biological resources, review of the documents from 1986 specific plan adoption process indicates that some of the residents in the area felt that open space at this location provided mitigation from potential visual impacts. It was contended that the viewshed of native landscapes was an important visual resource to neighboring property owners to the north-northwest. The proposed project considered potential visual impacts from the development proposed on the existing open space site and found that potential impacts would not be significant. While the proposed project would alter the visual characteristics of the 8.46-acre site, the visual characteristics of the proposed estate home development would be

compatible with the residents off-site to the west and northwest. This open space area is not considered a prominent ridgeline or significant visual resource, as is the open space found at higher elevations further to the northeast.

Santa Fe Creek Specific Plan (SPA 03-006)

The Santa Fe Creek Specific Plan was adopted in 1993. It is comprised of 195 acres with 45 residential units clustered on minimum 1-acre single-family lots. Escondido Creek Canyon passes through the northerly portion of the Specific Plan. The land use concept is to preserve the Escondido Creek and its adjacent sensitive areas and cluster the residential development on the flat mesa areas located in the southerly portion of the site.

There are five lots at the west boundary of the Specific Plan that face to the west across a portion of relatively level land. Approximately the rear one-half of each one of these lots is subject to open space easements. Most of the area subject to the open space easements (about 3.95 acres) is part of an existing buffer zone easement between the approved residential development and Escondido Creek. Another .3-acre is part of an open space easement for biology. The program to expand The Bridges Golf Course driving range includes a change to recreational open space for the easements located at the rear of these five lots. To implement this, the existing easement must be vacated and the new easement for recreational open space must be dedicated. This Vacation will also be mitigated at the Alamere property. Additional impacts will be mitigated on-site in Parcel A with the dedication of 10.07 acres in a biological open space easement. The new easement will include language that will protect the County from liability as the result of possible damage from errant golf balls.

B. Zoning

1. Use Regulations

The Bridges Specific Plan (TM 5270RPL², P85-084W⁵)

The project site is subject to the RR – Rural Residential Use Regulations, which permit the single-family residential uses proposed by TM 5270.

Driving Range Expansion Area

The proposed expansion of the driving range requires a modification to a separate Major Use Permit that covers the golf course, clubhouse and

other associated recreational facilities. The zoning for the portion of the driving range north of The Bridges Specific Plan boundaries is also RR. A golf course driving range Use Type is categorized by the Zoning Ordinance the same as the golf course, which is “Participant Sports and Recreation: Outdoor.” This use type is permitted in the RR Use Regulations upon issuance of a Major Use Permit.

Santa Fe Creek Specific Plan

The portion of the Specific Plan proposed for development is subject to the S88 Specific Planning Area Use Regulations, which can create an unlimited variety of land uses in conformance with the General Plan. Following adoption of a Specific Plan, any use set forth in the Specific Plan is permitted by the S88 Use Regulations. Part of this project is to amend the Santa Fe Creek Specific Plan to allow the rear portions of five lots located at the west end of the Specific Plan for recreational open space to accommodate the proposed expansion of The Bridges Golf Course driving range.

2. Density

The Bridges Specific Plan (TM 5270RPL², P85-084W⁵)

The number of dwelling units allowed within the Bridges Specific Plan was established when the Specific Plan was adopted in 1986. The five units proposed as part of this project will not exceed the 205 units allowed by the Specific Plan. The density is based on the existing zoned Density Designator and the calculations made to determine this total number of units is set forth in Table 3 on Page 18 of the Specific Plan Text.

Driving Range Expansion Area

This part of the project does not involved residential development.

Santa Fe Creek Specific Plan

This project does not propose any additional residential development within this Specific Plan.

3. Other Development Regulations

a. Minimum Lot Area

The Bridges Specific Plan (TM 5270RPL², P85-084W⁵)

The zoned Minimum Lot Area Designator is “two acres”, however, clustering is allowed by the specific plan and implemented through a Major Use Permit for a Planned Residential Development. The Planned Development Standards (Sec. 6600 of the Zoning Ordinance) require the minimum lot size within a planned development subject to the RR Use Regulations to be no less than 50 percent of the minimum lot size set forth in the applicable zone. The lots proposed by TM 5270RPL² are minimum one acre.

Driving Range Expansion Area

The proposed 15-acre lot is consistent with the existing zoning.

Santa Fe Creek Specific Plan

This project does not propose any new lots within this Specific Plan.

b. Building Type

The Bridges Specific Plan (TM 5270RPL², P85-084W⁵)

The Building Type Designator does not apply in a planned development, except that the single detached residential building type is required for residential buildings in the RR use regulations. The project proposes only single detached residences.

Driving Range Expansion Area

No structures were proposed within this area.

Santa Fe Creek Specific Plan

The project does not propose buildings within this Specific Plan.

c. Height

The Bridges Specific Plan (TM 5270RPL², P85-084W⁵)

The Height Regulations do apply in a planned development. The “G” Designator allows two stories and maximum of 35 feet. The

residential development proposed by this project is consistent with these limitations.

Driving Range Expansion Area

No buildings are proposed as part of the driving range expansion.

Santa Fe Creek Specific Plan

No buildings are proposed within the portion of the Specific Plan proposed to accommodate the driving range expansion.

d. Setbacks

The Bridges Specific Plan (TM 5270RPL², P85-084W⁵)

The setback regulations do apply on the perimeter of a planned development. Two of the five lots proposed within The Bridges Specific Plan are perimeter lots. The lots are situated so that the project boundary would be the rear lot line. The “B” Designator set forth by the zoning requires a 50-foot rear yard. The project proposes a 100-foot Limited Building Zone easement along this boundary that would only allow the development of accessory structures. For this project, permitted buildings, structures and projections in required yard will be the same as those set forth in Section 4835 of the Zoning Ordinance for projects subject to the RR Use Regulations.

Although the setback regulations do not apply to the interior of a planned development, the approved Major Use Permit requires setbacks for the five proposed lots to be the same as the following requirements set forth by the “B” Designator: front yard: 60 feet; interior side yard: 15 feet; exterior side yard: 35 feet measured from centerline; rear yard: 50 feet. The resulting building envelope will accommodate a residence with square footage comparable to existing development in the surrounding area.

Driving Range Expansion Area

No buildings are proposed within this area, thus setbacks are not an issue.

Santa Fe Creek Specific Plan

No buildings are proposed within the portion of the specific plan proposed to accommodate the driving range expansion. Thus, no setbacks need to be observed.

4. Major Use Permit Modifications (The Bridges)

P85-064W⁴

This Major Use Permit is for the golf course, country club and other recreational facilities. The proposed modification involves two portions of the area covered by the Major Use Permit. First, a modification is required to shift 8.46 acres from open space over to the residential use. These 8.46 acres will become part of the Major Use Permit associated with the Planned Residential Development portion of the project (P85-084W⁵) and will accommodate the five units that are part of TM 5720RPL² (Unit 6).

Second, a modification is required to expand the area of the golf course driving range north of the clubhouse into two areas that are outside of the boundaries of The Bridges Specific Plan. One of the areas is a 15-acre area located south of Escondido Creek and west of the Santa Fe Creek Specific Plan. This area is proposed to be an open space lot (created by B/C 03-0221) with two intended functions. One is to preserve the floodplain and steep slopes that form Escondido Creek Canyon. The other is to provide for a portion of the proposed golf course driving range, which is proposed to be located in the southeast corner of the area. The site proposed for the driving range is on a more level area above the canyon.

The remainder of the driving range area is proposed to be located on 3.95 acres of land that is currently at the rear of 5 residential lots located at the westerly boundary of the Santa Fe Creek Specific Plan. The area at the rear of the lots was dedicated for open space in accordance with the Santa Fe Creek Specific Plan. Although most of the 3.95 acres is not considered to have high value as a biological resource, approximately .3-acre is subject to an open space easement for biological resources. The remaining 3.65 acres contains non-native grassland and was intended as a clear space buffer that would provide a visual transition between the residential development at Santa Fe Creek and the natural areas associated with Escondido Creek. The existing open space easements are proposed to be vacated (VAC 03-018) and replaced with a recreation easement. The mitigation ratio will be doubled and also be at the Alamere property.

Overall, grading for the driving range will be limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes through the middle of the expansion area. It will be landscaped with turf and plants that are compatible with the natural vegetation in the surrounding area. The clear space, transitional buffer qualities of the area will not be significantly altered by this proposed change. All impacts to biologically sensitive areas will be mitigated off-site in accordance with the program established for this project based on consultation with the Wildlife Agencies.

The following findings are required prior to the approval of a modification to a Major Use Permit:

a. *That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

Changing 8.46 acres from open space to residential use will not affect the surrounding estate residential uses because substantial buffer areas exist, or have been provided as part of the project, to separate the proposed residential development on minimum one-acre from the existing estate residential development on lots of two acres or greater.

The expansion of the driving range will not involve the construction of any buildings. It will be replacing existing natural vegetation with turf and plants that are compatible with the existing natural vegetation. Proposed grading is limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes through the middle of the expansion area. The views across this area will not be impeded in any way. The change from natural habitat to landscaping is not important for making this finding.

2. *The availability of public facilities, services, and utilities*

All necessary public facilities are available to the proposed residential site. No significant increase in services is necessary to accommodate the expansion of the driving range.

3. *The harmful effect, if any, upon desirable neighborhood character*

Changing the existing 8.46-acre open space area to accommodate five minimum one-acre residential lots will not significantly affect the character of the area because it represents a continuation of development that is already approved to the south within the existing part of The Bridges (Unit 6). The areas to the east and west of the residential site are buffered by substantial areas of existing golf course and natural open space. To the north, the project proposes a 100-foot main building setback from the existing estate residential uses.

The area proposed for expansion of the driving range currently provides a clear space, visual buffer between the existing development and the open space areas associated with Escondido Creek. The removal of habitat is proposed to be mitigated on adjacent land along the Escondido Creek. The change from open space to driving range will not affect the areas value as a visual buffer.

Grading at the driving range site is limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes though the middle of the expansion area. The topography will maintain its existing appearance and the landscaping will blend-in with the existing natural vegetation.

4. *The generation of traffic and the capacity and physical character of surrounding streets*

A Traffic Impact Analysis was prepared for this project and direct impacts were determined to be less than significant. Cumulative impacts are mitigated by compliance with the Traffic Impact Fee Ordinance.

5. *The suitability of the site for the type and intensity of use or development which is proposed*

The northerly portion of the site proposed for development of the five units (TM 5270RPL²) is generally level with gradual slopes to the east and south. Grading for these

areas will involve 9,650 cubic yard of export that will be used for the proposed expansion of the driving range.

Overall, the grading proposed at the driving range is limited to preparing tee boxes at the north end of the range and filling a drainage swale that passes through the middle of the expansion area. Proposed landscaping will blend with the natural landscape.

6. *Any other relevant impact of the proposed use*

No other impacts have been identified.

b. *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.*

The Bridges Specific Plan is within the EDA Regional Category and the ECA Regional Category, however, the development proposed by Modification #4 will take place only within the EDA Regional Category.

Changing 8.46 acres of open space to residential use will be consistent with the standards set forth for clustered residential projects by Policy 1.3 (Estate Development Area) of the Regional Land Use Element because the standard requires 40 percent open space and the project proposes 59 percent open space.

A driving range is a participant sports and recreation use type that is commonly found within the EDA.

The Santa Fe Creek Specific Plan is subject to the (21) Specific Plan Area Land Use Designation of the San Dieguito Community Plan. The community plan text sets forth general guidelines for the development of the specific plan. It requires the protection of the valuable resources associated with Escondido Creek. As indicated above, these resources are delineated at the plan level by the ECA Regional Category. The portion of the Santa Fe Creek Specific Plan that is proposed to accommodate the expansion of The Bridges Golf Course driving range is not within the ECA. Contour grading and landscaping for the golf course will be compatible with the natural character of Escondido Creek.

- c. *That the requirements of the California Environmental Quality Act have been complied with.*

An Environmental Impact Report was prepared for this project that found potentially significant environmental impacts in the areas of Biology, Geology and Traffic. These impacts have been mitigated through preservation of sensitive habitat both on-site and off-site; and standard erosion prevention measures implemented through the Stormwater Management Plan and Traffic Mitigation Fees.

P85-084W⁵

This Major Use Permit is for the Planned Residential Development. It currently provides for the development of 205 residential units and sets forth development regulations for these units. The proposed modification involves changing 8.46 acres from open space use to residential use. Thus far, the development of The Bridges Specific Plan has absorbed only 200 of the 205 units allowed by the Specific Plan. The modification will account for the five units that are being redistributed in accordance with the proposed Specific Plan Amendment and TM 5270RPL².

The following findings are required prior to the approval of a modification to a Major Use Permit:

- a. *That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

Changing 8.46 acres from open space to residential use will not affect the surrounding estate residential uses because substantial buffer areas exist, or have been provided as part of the project, to separate the proposed residential development on minimum one-acre from the existing estate residential development on lots of two acres or greater.

2. *The availability of public facilities, services, and utilities*

All necessary public facilities are available to the project site. No significant increase in services is necessary to accommodate the five lots associated with TM 5270RPL² because these units are being redistributed from other portions of The Bridges Specific Plan where they were not utilized.

3. *The harmful effect, if any, upon desirable neighborhood character*

Changing the existing 8.46-acre open space area to accommodate five minimum one-acre residential lots will not significantly affect the character of the area because it represents a continuation of development that is already approved to the south within the existing part of The Bridges (Unit 6). The areas to the east and west of the proposed residential site are buffered by substantial areas of existing golf course and natural open space. To the north, the project proposes a 100-foot main building setback from the existing estate residential uses.

4. *The generation of traffic and the capacity and physical character of surrounding streets*

A Traffic Impact Analysis was prepared for this project and direct impacts were determined to be less than significant. Cumulative impacts are mitigated by compliance with the Traffic Impact Fee Ordinance.

5. *The suitability of the site for the type and intensity of use or development which is proposed*

The northerly portion of the site proposed for development of the five units (TM 5270RPL²) is generally level with gradual slopes to the east and south. Grading for these areas will involve 9,650 cubic yard of export that will be used to for the proposed expansion of the driving range.

6. *Any other relevant impact of the proposed use*

No other impacts have been identified.

- b. *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.*

The Bridges Specific Plan is within the EDA Regional Category and the ECA Regional Category, however, the development proposed by Modification #5 will take place only within the EDA Regional Category.

Changing 8.46 acres of open space to residential use will be consistent with the standards set forth for clustered residential projects by Policy 1.3 (Estate Development Area) of the Regional Land Use Element because the standard require 40 percent open space and the project proposes 59 percent open space. In addition, The proposed lots do not exceed the one-acre minimum lot area allowed by the clustering standards.

- c. *That the requirements of the California Environmental Quality Act have been complied with.*

An Environmental Impact Report was prepared for this project that found potentially significant environmental impacts in the areas of Biology, Geology and Traffic. These impacts have been mitigated through preservation of sensitive habitat both on-site and off-site; standard erosion prevention measures implemented through the Stormwater Management Plan; and Traffic Mitigation Fees.

C. Subdivision Ordinance

TM 5270RPL²

1. Findings

Section 66474 of the State Subdivision Map Act sets forth the grounds for disapproval of a Tentative Map. Project compliance with these findings is set forth beginning on Page 1 of the Resolution of approval for TM 5270RPL² located at Attachment B of this report.

2. Design Standards

The project, as proposed, complies with all the design requirements set forth by Section 81.401 of the County Subdivision Ordinance.

3. Access

Access to the project site is provided by Calle Ponte Bella, which is a private street. Emergency access is provided to the west via Bumann Road.

II. California Environmental Quality Act (CEQA)/Resource Protection Ordinance (RPO) Issues

A. CEQA

An Environmental Impact Report was prepared for this project that found potentially significant environmental impacts in the areas of Biology, Geology, and Traffic. These impacts have been mitigated through preservation of sensitive habitat both on-site and off-site; standard erosion prevention measures implemented through the Stormwater Management Plan; and Traffic Mitigation Fees.

B. RPO

1. Slope:

Unit 6 – TM 5270RPL²

The lots proposed by this subdivision do not contain steep slopes as defined by RPO.

Driving Range Expansion Area

The applicant has provided evidence demonstrating that the proposed development conforms to the slope encroachment requirements set forth by RPO.

2. Floodplain:

The development proposed by this project is not located within a floodplain as defined by RPO.

3. Density:

Unit 6 – TM 5270RPL²

The project is consistent with the density calculations set forth by The Bridges Specific Plan. Policy 3.4 of the Regional Land Use Element (RLUE) provides guidance on evaluating situations where a Specific Plan appears to conflict with other policies of the RLUE. For the purposes of establishing consistency with the RLUE, a specific plan will be deemed consistent with the General Plan if one of the following findings is made:

1. *The project will not adversely affect or promote premature growth to adjacent properties; and*

The project has sufficient facility capacity to accommodate both the present and future population if built-out to capacity; and

A substantial private investment in public facilities has been made on the basis of past approvals of development phases, and the proposed development does not exceed the maximum density as granted on the original specific plan or the proposed development does not exceed the maximum density as shown on the subregional plan map which resulted from previous approvals of Specific Plans; or

2. *The density and character of development is substantially in conformance with the RLUE goals.*

The project will not adversely affect or promote premature growth to adjacent properties as the lands to the north, west and south are already developed or under construction. All public services are available to the site. This project only proposes to redistribute the units already allowed by the Specific Plan.

III. Other Issues

No other issues have been identified.

ATTACHMENT G

**SPA 01-004, TM 5270RPL², P85-084W⁵,
P85-064W^R, BC 03-0250, BC 03-0221,
SPA 03-006 & VAC 03-018, Agenda Item 4**

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4 The Bridges Unit 6 and Driving Range Expansion: SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴, B/C 03-0250, B/C 03-0221, Santa Fe Creek: SPA 03-006, VAC 03-018, San Dieguito Community Plan Area

This project is comprised of the following three components: (1) A request to amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 8.46-acre area currently designated for open space to residential use and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to five new lots. Other implementing permits include: A Tentative Map to subdivide the new residential area into 5 lots ranging in size from 1 to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development; a boundary adjustment to extend Calle Ponte Bella and the construction of an emergency access road connecting to Bumann Road to the west. This Tentative Map will also vacate an open space easement. (2) A request to expand The Bridges Golf Course driving range through modification of the Golf Course Major Use Permit; a boundary adjustment to create a legal lot to be used for part of such expansion; and the use of certain land within the adjoining Santa Fe Creek Specific Plan for a portion of the expansion; and (3) A request to amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1-5 located along the west boundary of the Specific Plan in order to expand The Bridges Golf Course driving range; and the vacation of existing open space easements over such portion of those lots (about 3.95 acres) and the rededication of the area with a recreational open space easement. The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.

Staff Presentation: Russell

**SPA 01-004, TM 5270RPL², P85-084W⁵,
P85-064W^R, BC 03-0250, BC 03-0221,
SPA 03-006 & VAC 03-018, Agenda Item 4:**

Discussion:

Following Staff's report and public testimony, several of the Planning Commissioners voice dissatisfaction with the existing barbed-wire fencing along the northern boundary of the project site, golf balls being allowed to fall into the Creek, existing Eucalyptus trees, fire-works during or following certain events, and an illegal tennis court and pro-shop on adjacent property. Several of the Commissioners also voice concerns about the vulnerability of the property previously known as Unit 7, and the possibility that this open space could be developed in the future. It is clarified that Unit 7 is not part of today's project.

Commissioner Beck also has concerns about the expanded driving range, and questions whether this expansion changes the buffer leading to the Creek. Staff explains that the three-acre buffer easement and a very small sliver of biological open space are both being vacated. Both were placed on the project as part of the habitat loss permit. That land is mowed non-native grasses, and there will be no change in it's function as a buffer. Commissioner Beck points out that the buffer is intended to separate the proposed residences from the Creek

Commissioners Pallinger and Day do not consider this proposal growth-inducing, as alleged by a few project opponents. In addition, all of the Commissioners note that Fish and Wildlife representatives have indicated approval of the project.

Action: Riess – Woods

Unit 6 is part of an entire residential Specific Plan. Adjacent to a primary service road for this project is an equestrian/pedestrian circulation feature. This feature is an enhancement and an inducement to the expansion of Unit 6.

Recommend that the Board of Supervisors approve SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴, BC 03-0250, BC 03-0221, SPA 03-006 and VAC 03-018 with the following Conditions:

1. The applicant is to resolve the safety of this Circulation Element amenity by either realigning the trail into adjacent property or by placing the water pumping facilities under the surface of the road;

**SPA 01-004, TM 5270RPL², P85-084W⁵,
P85-064W^R, BC 03-0250, BC 03-0221,
SPA 03-006 & VAC 03-018, Agenda Item 4:**

2. The barbed-wire is to be removed from the project perimeter where deer or other wildlife could be entangled;
3. Fences are to be improved to keep golf balls out of the creek and any drainage areas where water may flow;
4. It is suggested, but not required, that the applicant develop a plan for the retirement of eucalyptus trees and the replacement of them with more fire-resistant and non-invasive species;
5. Fireworks are no longer to be allowed on the property; and
6. The open space easement that is being created adjacent to Unit 6 is to be drafted so that it would state the reasons for its existence and creation, and that any right-of-way would be prohibited within that easement.

Ayes: 5 - Day, Kreitzer, Pallinger, Riess, Woods
Noes: 1 - Beck
Abstain: 0 - None
Absent: 1 - Brooks